

Project Narrative - Rezoning

The subject property is a 1.15 +/- acre parcel within the Venice Crossing commercial center located north of Laurel Road and west of Twin Laurel Boulevard. The property is located within the Laurel Road Neighborhood of the Comprehensive Plan, has a Future Land Use designation of Mixed Use Corridor (MUC), and is currently zoned Commercial General (CG).

The CG zoning district is an inactive zoning district under the Land Development Regulations (LDR's) adopted in 2022. However, at the time of adoption of the LDR's the prior property owner elected to maintain the CG zoning designation. The current property owner seeks to apply an active zoning designation to the property, Laurel West (LW), in order to allow for a concurrent Conditional Use application for a car wash.

The proposed rezoning to LW will apply the only Comprehensive Plan consistent zoning designation to the property, will not significantly change the allowable uses or intensity of development on the site, and therefore, approval is hereby requested.